

Minutes of the Regular Work Session of the
Board of Mayor and Aldermen, City of Kingsport, Tennessee
Monday, December 19, 2011, 4:30 PM
Council Room – City Hall

PRESENT: Board of Mayor and Aldermen

Mayor Dennis Phillips

Alderman Benjamin K. Mallicote

Alderman Mike McIntire

Vice-Mayor Tom C. Parham

Alderman Tom Segelhorst

City Administration

John G. Campbell, City Manager

J. Michael Billingsley, City Attorney

James H. Demming, City Recorder

1. **CALL TO ORDER:** 4:35 p.m. by Mayor Phillips.
2. **ROLL CALL:** By Deputy City Recorder Angie Marshall. Absent: Alderman Valerie Joh and Alderman Jantry Shupe.
3. **WORK SESSION TICKLER.** Mayor Phillips briefly discussed the Stormwater Utility brochure that will be going out with the water bills. Public Works Director Ryan McReynolds gave an update on the Netherland Inn Bumpout, noting it should be essentially finished in a few weeks, with a final topping to be applied around March when the weather warms up. Mr. McReynolds also discussed the problems with the concrete at the Netherland Inn Roundabout, stating the issue was most likely workmanship, noting they will know definitely next week. He further stated the money to fix the problem was available in the contingency fund for this project, stating it would be better to go ahead and fix it now and pursue the legal remedy later. Mr. McReynolds also confirmed for the Mayor the issue was cosmetic.

Mayor Phillips then asked Deputy Chief Phipps about the enforcement efforts for the synthetic drug ordinance, noting the effective date was yesterday. The Deputy Chief stated that covert operations have begun and that officers have been trained in civil versus criminal elements. He further noted the police department is working with the city attorney as well as MTAS (Municipal Technical Advisory Service) to ensure compliance. The Mayor stressed the need to enforce this ordinance, noting perfection was not necessary or even likely, and that he expected challenges. Mayor Phillips pointed out the state legislature is making this issue a priority and hopes there may possibly be a new state law by March. Vice-Mayor Parham discussed the appreciative comments he had received from a citizen for making their family aware of this issue, as it has probably saved her granddaughter's life.
4. **MEADOWVIEW UPDATE.** Mr. Andy King provided information on this item, noting that after 15 years of operation, this past year has been the most successful financially. Mr. King provided many statistics highlighting the positive impacts, including over twelve million dollars in total sales, more than 100,000 visitors and being named a winner in the 2011 *Convention South* magazine. He also discussed the marketing efforts and updating strategies being made in the hopes that 2012 will be even better.

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5. WINERY UPDATE. Mr. Michael Reedy gave a brief update on the status of this project, noting the federal wine bond has been secured and approved and a license would be issued after an on-site visit. Mayor Phillips asked Mr. Reedy to meet with the City Manager to develop a game plan in anticipation of future questions. Mr. Reedy mentioned the success of the wine trail in Virginia and believes they will be just as successful here. Mr. Reedy also voiced his concern from a tourist's perspective over the long-term aesthetics of relocating the golf personnel and asked for the city and Meadowview staff for assistance on that issue. Alderman Segelhorst asked Mr. Reedy when his goal to start selling is and was told April 1.

City Manager Campbell mentioned that the Sullivan County mayor has asked for one of the City's used buses for the littering campaign. Mayor Phillips pointed out they do a lot of work inside the City as well. The City Manager stated this would be on an upcoming agenda, possibly tomorrow night.

6. REVIEW OF AGENDA ITEMS ON THE DECEMBER 20, 2011 REGULAR BUSINESS MEETING AGENDA. City Manager Campbell, members of staff and community members provided a summary or presentation for each item on the proposed agenda. Those items the Board discussed at greater length or which received specific questions or concerns included:

VI.AA.1 Public Hearing for Annexation Annual Plan of Services Report (AF: 334-2011). City Planner Ken Weems commented on this item, noting the City is in compliance and well before the time limits.

VI.AA.2 Public Hearing and Consideration of a Resolution to Amend the Resolution for the Plan of Services for the McKee Annexation Area (AF: 335-2011). City Planner Ken Weems provided details on this item, noting the requirements to amend a plan of services have been met. Mr. Weems stated that street lights could be added when Edens View Road and Eagle Pointe Drive are annexed.

VI.B.1 Consideration of a Budget Ordinance to Transfer Funds from the Netherland Inn Road Project to the Rock Springs Road Project (AF: 338-2011). Public Works Director Ryan McReynolds gave details on this item, stating that Netherland Inn is the underlying funded project, and even with the transfer, \$57,000 would be left in that fund. He further stated the design plans, which included an aerial photo of a two foot depth, did not show the extent of the problems with the soil beforehand. Mayor Phillips asked what would happen if this wasn't approved and inquired where the money would have been funded if not from here. Mr. McReynolds replied since the work had already been done, it would need to be turned over to the city attorney. Mr. McReynolds pointed out the need for a local roads project fund to cover situations like these. Discussion followed on the need for soil drillings on every project and how to avoid circumstances like this in the future.

VI.B.2 Consideration of an Ordinance Appropriating Funds to Purchase Two Vacant Commercial Lots Located at 225 East Main Street and to Replace the Funding for 1113 Konnarock Road (Pet Dairy Site) (AF: 346-2011). City Manager Campbell provided information on this item and pointed out the benefits of acquiring this property, noting more public parking will be created. Alderman Mallicote and Alderman McIntire voiced

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concerns over the amount of this purchase without knowing what the property will be used for. Discussion ensued and it was suggested that the second tract be offered to Citizen's Bank. Assistant City Manager for Development Jeff Fleming pointed out that property was used by the Santa Train and discouraged releasing it to the private sector. Upkeep costs were also discussed and the Mayor suggested putting in the contract who is responsible for maintaining that parcel.

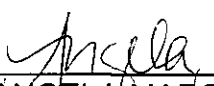
VI.D.3 Consideration of a Resolution Authorizing the Acceptance of the Offer from E-One, Inc. to Purchase Two (2) Replacement Fire Pumper Apparatus (AF: 342-2011). Fleet Manager Steve Hightower answered questions on this item, noting they have been pleased with the E-One they have now. He also mentioned the benefits of owning multiple trucks of the same kind.

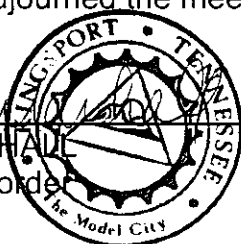
VII.3 Adoption of the 2012 Joint Tri-Cities Legislative Policy (AF: 330-2011). Community and Government Relations Director Tim Whaley gave details on an upcoming meeting at Meadowview Convention and Conference Center on Friday, January 6, 2012 at 11:00 a.m. with lunch to be served at noon. Mr. Whaley also pointed out the cities of Bristol and Johnson City have already approved the agenda as presented to this Board.

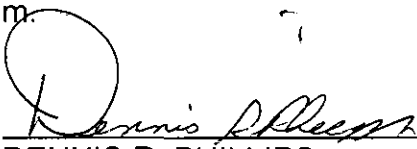
BOARD COMMENT. None.

PUBLIC COMMENT. None.

7. ADJOURN. Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 6:30 p.m.


ANGELA MARSHALL
Deputy City Recorder




DENNIS R. PHILLIPS
Mayor